

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
February 8, 2023 (night mtg)  
*In Person/Virtual Meeting*

See video for further meeting details: <http://frederickcountymd.gov/5956/Video-Archives>

Members Present: Craig Hicks, Chair; Joel Rensberger, Vice Chair; Tim Davis, Secretary; Sam Tressler III, Carole Sepe; Robert White, Jr., and Masai Troutman.

Members Absent: None

Staff Present: Kimberly Gaines, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Mark Mishler, Traffic Engineer; Denis Superczynski, Livable Frederick Planning Manager; Steven Horn, Director, Planning and Permitting Division; and Karen James, Administrative Specialist.

The meeting was called to order at 6:32 p.m.

1. **PLEDGE OF ALLEGIANCE** – Mr. Hicks
2. **ROLL CALL** - Mr. Hicks
3. **PLANNING COMMISSION COMMENTS**

None

4. **ZONING MAP AMENDMENT**

**RECOMMENDATION**

**R-22-03 Windridge GI** – The applicant is requesting a rezoning of 223.524 acres from Agricultural (A) to GI (General Industrial). The property is located at 3681A Cap Stine Road, the north side of the intersection of Cap Stine Road and MD Route 351 (Ballenger Creek Pike).

*Denis Superczynski, Livable Frederick Planning Manager*

**Staff Presentation:**

Denis Superczynski

**Cross Examination:** By Noel Manalo, McNees Wallace & Nurick LLC; Steve Burd; Tony Wackerle; Sam Fadul; and Brian Ricketts. Mr. Hicks explained cross examination is not the same as public comment.

Response by Mr. Superczynski, followed by questions, comments, and discussion by Planning Commission members.

**Applicant Presentation:**

Noel Manalo, McNees Wallace & Nurick LLC

Robert Butz, Applicant

Bill Brennan, B&R Design Group

**Cross Examination:** By Steve Burd.

Response by Mr. Manalo, followed by questions, comments, and discussion by Planning Commission members.

**Public Comment:**

In-person: 11

Live call-ins: 0

Recorded messages: 1

Break taken from 8:25 p.m. to 8:34 p.m. following the recorded message and prior to the balance of Public Comment.

**Cross Examination:** By Mr. Manalo of Jonathan Warner who earlier provided live in-person Public Comment.

Rebuttal of Public Comment: By Mr. Manalo.

Following additional discussion by Planning Commission members, and guidance requested of Ms. Mitchell, the topic of conditions was discussed.

**Decision:** Mr. Rensberger moved that believing there is sufficient evidence in the record to support the finding of change in the character of the neighborhood, the Planning Commission recommends approval of the application with the condition that the Planning Commission retains the ability to review and approve the site access from the public road and buffers between existing adjacent residences and future development that may exceed typical minimums. Mr. White seconded the motion, followed by additional discussion. Mr. Mishler contributed to the discussion.

Mr. Rensberger then offered clarification to his motion, amending it to: Believing there is sufficient evidence in the record to support a finding of change in the character of the neighborhood, the Planning Commission recommends approval of the application with the condition that the Planning Commission retains, at Phase II, the ability to review and approve site access at the public roads and buffers that may exceed typical minimums between residences and future development. Mr. White seconded the amended motion, which passed 5-2-0-0.

Planning Commission members	Aye	Nay	Abstain	Absent
Hicks-Chair		X		
Rensberger Vice-Chair	X			
Davis-Secretary	X*			
Tressler		X		
Sepe	X			
White	X			
Troutman	X			

Mr. Hicks declared the meeting adjourned at 10:14 p.m.

  
Craig Hicks, Chair

4/12/23  
Date